

## ABSTRACT OF THE DISCLOSURE

A system and method to remotely control and monitor a parking garage gate or parking lot access gate via an open network, such as the Internet. The system comprises a gate controller system and a remote terminal. The gate controller system is located at a parking garage. The gate controller system is adapted to control the movement of the gate. The remote terminal is located at a remote location, and is communicably coupled to the gate controller via an open network. The method comprises the following steps, the order of which may vary: (i) providing a gate controller system located at a parking garage and being adapted to control the movement of the gate; (ii) providing a remote terminal at a remote location apart from the parking garage, the remote terminal being communicably coupled to the gate controller system via an open network; (iii) sending a command from the remote terminal to the gate controller system via the open network; and (iv) moving the gate with the gate controller system in response to the command from the remote terminal.